

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

May 28, 2014

The meeting was called to order at 4:00 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Phil Conder, Terri Mills, Clover Meaders, and Latai Tupou

ABSENT

Barbara Thomas

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Kevin Despain, and Nichole Camac

AUDIENCE

Approximately one (1) person was in the audience

CONDITIONAL USE APPLICATIONS

C-20-2014

Despain Automotive (Branden Despain)

2479 S Constitution Blvd

M Zone (1.79 acres)

Approved uses: Automotive Repair and Auto Sales

The applicant, Branden Despain, with Despain Automotive, requests conditional use approval for an auto repair shop and also for car sales located at 2479 S Constitution Blvd. The surrounding uses are manufacturing related uses. The zoning of this property is manufacturing along with all the properties in the surrounding area. The General Plan anticipates Light Manufacturing.

The 27,000 square foot multi-tenant building was built in 1994. Despain Automotive will occupy the northern portion of the building and will replace a tire sales and repair shop. They will occupy 6,930 total square feet. 5,082 square feet will serve as warehouse and shop space with the remaining 1,848 square feet as retail, reception, and office space.

The building has a main entrance and 4 overhead doors. There is a fifth overhead door on the north side but is used by a separate business. Despain Automotive has 3 service bays. Two of the bays are for general auto repair work. The third service bay which is accessed by the fourth overhead door serves as a dyno room. One of the overhead doors will not be used due to the location of a tire machines work station behind it. Despain Automotive also has additional shop space for motor building and storage. In addition to auto repair, Despain Automotive will sell a small inventory of cars. They anticipate having a maximum of 3 cars for sale at any given time.

As per the West Valley Parking ordinance, a total of 19 parking stalls will be required for this use. 14 stalls will be required for the office and auto service uses. 5 parking stalls will be required for the auto sales use. Parallel parking will not be allowed along the north side of the property. Stalls used for car sale display must be clearly marked and approved by the Motor Vehicle Enforcement Division.

The applicant will be required to obtain a Hazardous Materials permit through the West Valley City Fire Department and is aware of the West Valley City codes regarding disposal of all fluids related to his business.

There is an existing pole sign on site. The applicant is not proposing to alter the sign and will not be able to modify the sign except for the changeable copy portion. The applicant is proposing wall signage on the building and has not proposed any additional signage on the site for this business at this time. If signage is added at a later date a building permit must be obtained and all signage would be required to meet the West Valley City Sign Ordinance.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. There shall be no outside storage for this use. There will be no obstructions to the 24 foot drive aisle at any time.
2. Automotive repairs shall only be conducted within the building and shall not be conducted outside or in any parking areas.

3. Parking stalls for auto sales display shall be clearly marked and not for customer parking. All parking stalls shall be restriped according to the approved site plan.
4. The third overhead door shall not be used.
5. The site is to be well-maintained and free of garbage or trash, including junk and inoperable vehicles.
6. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
7. If a dumpster is located on site it must be screened with a 6' tall masonry enclosure with operable doors. The dumpster shall not impede the flow of traffic.
8. A Hazardous Materials Permit shall be obtained through the West Valley City Fire Department.
9. All requirements of affected departments and agencies must be met including the West Valley City Fire Department and the Motor Vehicle Enforcement Division.
10. All provisions of the West Valley City Code must be met.
11. This use is subject to review upon a valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Brandon Despain
1084 E Cedar Ridge Road
Sandy, UT 84094

Discussion: Kevin Despain presented the application. Phil Conder stated that the Planning Commission discussed potentially moving parking stalls to the north edge of the property instead of directly next to the building on this side. He indicated that this would provide more parking (which would allow the applicant to utilize the third bay door if he wanted to) and also create better traffic flow. Brandon Despain, the applicant, stated that he has no concerns with this change.

Motion: Commissioner Woodruff moved for approval subject to the 11 staff conditions but modifying condition 3 to state: Parking stalls for auto sales display shall be clearly marked and not for customer parking. All parking stalls shall be restriped according to a new site plan provided by the applicant that includes parking stalls on the north edge of the property; and striking condition number 4.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes

Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous-C-20-2014- Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from May 7, 2014 (Study Session) **Approved**
Approval of Minutes from May 14, 2014 (Regular Meeting) **Approved**
Approval of Minutes from May 21, 2014 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:11 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant